



ocean @ palm villas samui

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Palm Villas Samui provides two floors of contemporary living in Koh Samui's most sought after location.

Situated in Chaweng Noi hills & over looking the bay the Villas capture complete panoramic sea views out over the blue waters of the Gulf of Thailand. The airport, the restaurants and nightlife of Chaweng and The beautiful white sand beaches are all under a five minute drive away from your doorstep.

Our three bedroom private pool villas have been expertly designed to create the perfect architectural open plan living space at affordable prices.





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With a completion time of 10 months our 3 bedroom villas offer 346 square metres of indoor - outdoor living space on 570 square metre plots of Chanot land with off plan prices starting at 19.9 million baht. Making us your perfect investment on Koh samui.



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Internal Villa sizes:

- Internal: 1st floor	:	100 sqm
- Internal upstairs	:	65 sqm
- Pool Terrace	:	65 sqm
- Terrace 1st floor	:	34 sqm
- Parking	:	47 sqm
- Flat roof (parking cover)	:	48 sqm
- Pool (+ overflow)	:	35 sqm
- Chanot Plot size	:	570 Sqm



Floor plan - Groundfloor



Floor plan - 1st floor




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lounge - kitchen - bedrooms - hallways:

- 80cm floor tiles white ceramic non slip pieces.

Ceiling spec:

- Gypsum & wood inlay.

All eves & soft fits:

- White sheerer wood.

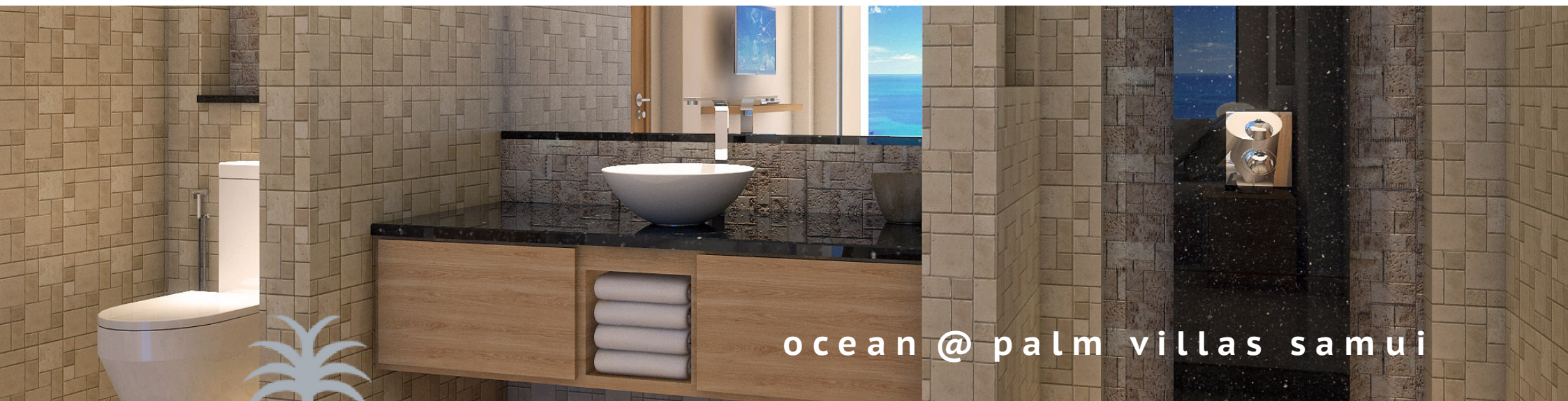
- All bedrooms have air conditioning with LCD remotes.

- Lounge air conditioning with LCD remotes & ceiling fans.

Bathroom finishings:

- Cream mosaic : 29cm - 29cm pieces
- Pearl white coastal reef : 30cm - 30cm pieces
- Solid wood vanity units : 1 metre X 50cm

Black double edge granite counter tops.



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All bathroom sanitary wear is American standard and includes:

- Sink
- hot & cold mixer taps
- Toilet
- Shower

Pool tiles: 10cm square pieces Bali green imported (sukabumi)

Parking bays: none slip sandwash surfaces.

External doors & windows:

Sunflex 10mm all glass frameless sliding system tempered glass.
Fixed & framed windows 6mm glass system.

Terrace & balcony: White polished sandstone 60 - 30cm pieces.



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Staircase choice of polished sandstone or hardwood finish.

Internal doors:

European premium custom made rubber sealed internal doors are fitted in every villa to give simplicity & enhance style through out. Wood upgrades are available as shown in attached wood chart.

European custom made solid wood vanity units and wardrobes.

Kitchens:

European custom made white laminate high gloss soft closing doors & solid wood - black double edge granite work tops & appliances- oven- microwave - hob - wall extractor fan - including dish washer.





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Add on packages include:

Furniture packages:

Imported & Custom made furniture packages are available on request.

Security camera packages:

6 camera - DVR - internal cavity wiring - full information available.



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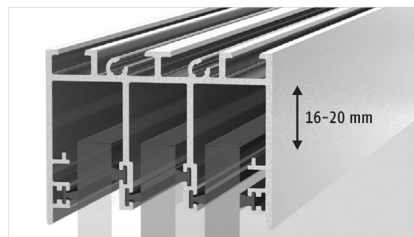
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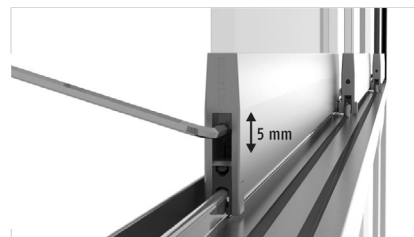
spec sheet: sliding doors

All-Glass Sliding-System SF 20



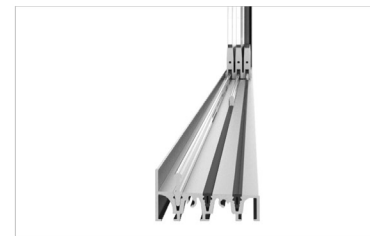
Height compensation

The ceiling rail adjusts to height differences from 16-20 mm in case of building subsidences at the upper construction.



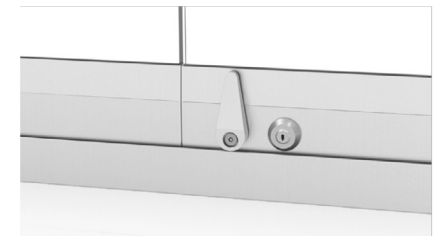
Height adjustment

To compensate for structural variations the integrated rollers can be adjusted for height by up to 5 mm.



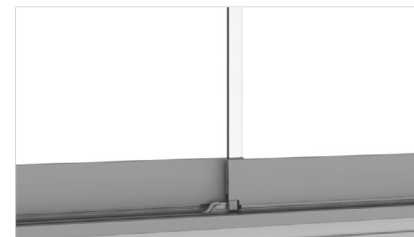
Drainage and cleaning

A sloping floor construction and optimally shortened rail lengths permit unpressurised drainage and simple cleaning of the floor rail. The anti-slip coating ensures that the floor rail surface is safe to walk on.



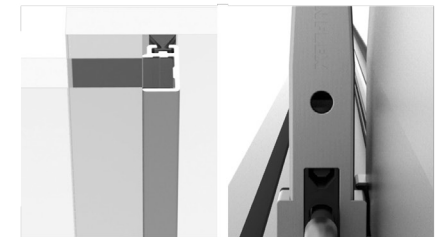
Locking mechanism

Optionally an handle, a lock and a locking mechanism can be fitted to the panel internally and externally.



Sealing

Maximum transparency, permanent ventilation and protection against driving rain are ensured by a 32 mm covering of the panels when closed.



Vertical frame *

Increased driving rain and wind resistance by vertical frame profiles with brush gaskets, available as option.

Convenience **

On closing and opening the sliding door each adjacent panel respectively is automatically moved by the integrated followers.



spec sheet: wood chart

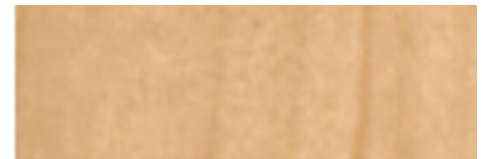

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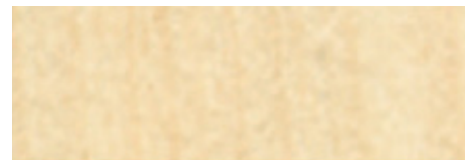
Cherry



European Maple



Birch



Walnut



Oak



Zebrano

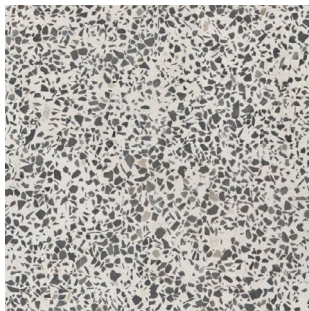




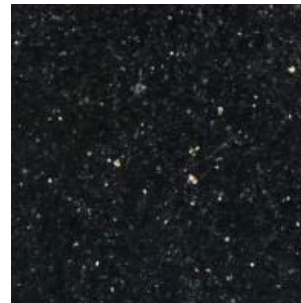
Polished sandstone



Sandwash - non slip



Black granite



Ceramic floor tile



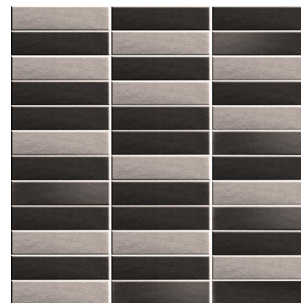
Coastal reef tile



Cream mosaic



Kitchen mosaic



Sukabumi pool tile



spec sheet: fixtures

Bathroom basin



Toilet



Bathroom tap



Rain shower



Kitchen faucet: choice of regular or Pull-down faucet



Kitchen sink



*American
Standard*